



ORDINANCE NUMBER 2528

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION WITH A CAR WASH AND CONVENIENCE STORE LOCATED AT 13995 MIDWAY ROAD, THE SOUTHWEST CORNER OF MIDWAY ROAD AND SPRING VALLEY ROAD AND WITHIN THE PLANNED DEVELOPMENT NO. 64 (PD-64) ZONING DISTRICT; REPEALING ORDINANCE NUMBERS 1344 AND 2468; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend, replace and restate the existing Ordinance Numbers 1344 and 2468 as amended; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite

City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131
Linked in Friendship with District of Bassetlaw, England, Garbsen and Schönebeck, Germany.
Internet URL...<http://www.ci.farmers-branch.tx.us>

notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for a gasoline service station with a car wash and convenience store located on a 0.833 acre tract of land at the southwest corner of Midway Road and Spring Valley Road, specifically addressed as 13995 Midway Road, and within the Planned Development Number 64 (PD-64) zoning district.

SECTION 2. That the gasoline service station, convenience store and car wash shall be constructed and located in accordance with the approved site plan file-dated March 6, 2000 and attached as Exhibit "A," including the following conditions:

1. Maintenance of the proposed pavers at each drive approach shall be the responsibility of the property owner.
2. All convenience store windows shall be of tinted glass with dark bronze aluminum frames.
3. A lighting plan shall be submitted and subject to Staff approval prior to issuance of an occupancy permit.
4. Ordinances 1344 and 2468 are hereby repealed.
5. The applicant shall install the approved plant materials consisting of crape myrtles and photinias along the west property line and not construct the landscape berm.

SECTION 3. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 4. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 5. This ordinance shall take effect immediately from and after its passage as the law in such case provides.

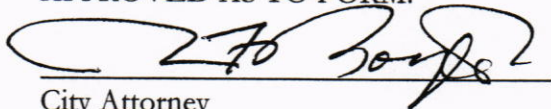
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, on this the 3 day of April, 2000.

APPROVED:



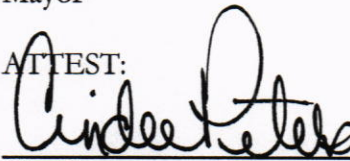
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

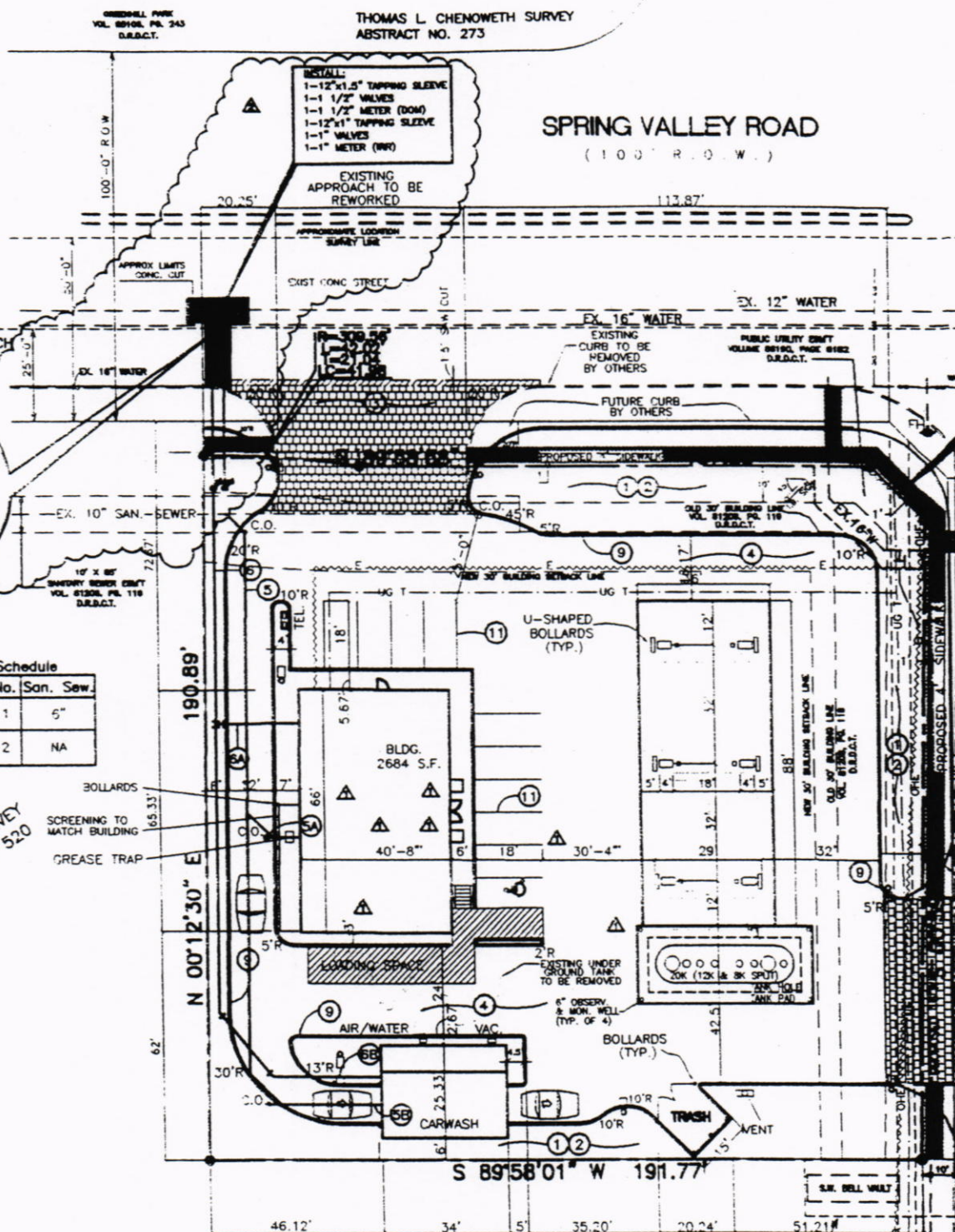


Exhibit 'A'

GENERAL NOTES

- 1 Finish landscaping per landscape plan.
- 2 New underground sprinkler system.
- 3 New concrete approach. (See grade plan for specs.)
New pavers to be the same color, design and texture as those installed at Parkside Center Boulevard. To be installed fully consistent with the curbs existing at the time of installation and that upon reconstruction of the drive approaches, the pavers to be reconfigured to be consistent with the new curb alignments.
- 4 Concrete paving. (See grading plan for specs.)
- 5 New 6" PVC sanitary sewer line from existing sanitary sewer in basement along Spring Valley Road.
- 6 6" Sanitary sewer line to building.
- 6 Sanitary sewer to car wash.
- 7 New 1 1/2" type "K" copper water service from existing 12" water line along Spring Valley Road to building and car wash.
- 1 1/2" Water line to building.
- 1 1/2" Water to car wash.
- 8 New underground telephone service from existing underground service along Midway Road.
- 9 New electrical service from existing overhead service located along Midway Road.
- 10 New 6" concrete curb. (Typ.)
- 11 See grading plan and drainage area map plans for storm drainage requirements.
- 12 This project to be built in accordance with the city of Farmers Branch, Texas, standards, specifications and details.
- 13 Refer to architectural floor plan for exact building and car wash dimensions.
- 14 The contractor shall comply with all building codes and regulations, state, county, and city safety codes and inspection requirements.
- 15 The Contractor shall assume sole and complete responsibility for his means and methods of construction, job site conditions and job site safety, including safety of all persons and property. This requirement shall apply continuously and not be limited to working hours. The contractor shall save, protect, indemnify, defend and hold harmless the Owner, the Architect and the Engineer from any claim of liability, real or alleged, arising out of the performance of any work on this project. The Contractor shall name the Owner, the Architect and the Engineer as "Additional Insured" on his insurance policies.
- 16 Bidders are hereby notified to make a thorough review of the job site and soil boring information provided by the Owner. No additional payment will be made for rock, sand, gravel, flowing water or other unstable conditions which may be encountered.
- 17 Existing above ground utilities have been shown based on information shown on a survey of the property by others. Underground utilities are shown based on record data and may not be complete or exact. The Contractor shall be responsible for verifying the locations and depths of all above ground and underground utilities and establishing their exact location and depth prior to setting any finish grade. The Contractor shall be responsible for damage to existing above ground or underground utilities, including those not shown on the plans. The Contractor is advised to contact the city and all franchise utility companies, easement holders, etc. at least 48 hours prior to beginning excavation in the vicinity of any underground utility.
- 18 When water and sewer lines are installed in proximity to one another, such installation shall be in strict accordance with the rules and regulations of the Texas Natural Resource Conservation Commission and the Texas Department of Health. Special attention is called to requirements for both lateral and vertical separation between water and sewer facilities.
- 19 Utility lines designated to be abandoned shall be suitably capped.
- 20 Parking spaces shall be delineated by 4" wide yellow stripes on PCC Concrete pavement and 4" wide white stripes on asphaltic concrete pavement. Parking layout and dimensions shall be as shown on the plans. Paint shall be certified as "Traffic Grade" and shall be applied per the manufacturer's specifications.
- 21 Dimensions are measured as shown and may be to back of curb or face of curb as shown. If in doubt as to the intent of any dimension, contact the Engineer for a clarification.
- 22 Existing underground tank and all existing improvements to be removed.
- Existing water meter to be deleted on N.E. corner of property.

DATA SUMMARY TABLE

ZONING	PD-64 (PLANNED DEVELOPMENT)
PROPOSED USE	RETAIL (CONVENIENCE STORE W/ GASOLINE AND CARWASH)
LAND AREA	36,282.48 S.F. OR .833 AC.
BUILDING SQUARE FOOTAGE	2684 S.F. Δ
HEIGHT OF BUILDING	21'-6"
CAR WASH SQUARE FOOTAGE	861.33 S.F.
HEIGHT OF CARWASH	13'-9"
CANOPY SQUARE FOOTAGE	3168 S.F.
CANOPY HEIGHT	19'-0"
LAND COVERAGE (BLDG. CANOPY & CAR WASH)	18.30%
PARKING SPACES REQUIRED	10
PARKING SPACES PROVIDED	12
LANDSCAPING SQUARE FOOTAGE	7,000 S.F. OR 19.29%
MONUMENT SIGN SQUARE FOOTAGE	230.2 S.F.
ELEVATION SIGN SQUARE FOOTAGE	52.7 S.F. Δ
TOTAL SIGN SQUARE FOOTAGE	282.9 S.F.

Δ NOTE: REVISIONS HAVE BEEN MADE TO THE SIGNAGE ONLY

TETCO
1777 NE LOOP 410
FIFTEENTH FLOOR
DALLAS, TEXAS 75205
TEL: (214) 244-9400
FAX: (214) 241-9000

PROJECT NO.

3E

SEE SHEET
3F FOR
ENLARGEMENT

MIDWAY ROAD

ELISHA FIKE SURVEY
ABSTRACT NO. 478

Exhibit 'A'

Sheet 2 of 13

RECEIVED
MAR - 6 2000
PLANNING DEPARTMENT

THE DIMENSION GROUP
10704 MARSHALL ROAD
DALLAS, TEXAS 75243
TEL: (214) 244-9400
FAX: (214) 241-9000

SITE PLAN
TETCO STORE NO. 619
13895 MIDWAY ROAD AND SPRING VALLEY ROAD
FARMERS BRANCH, TEXAS

DATE	DESCRIPTION	BY
3/2/99	PER CITY COMMENTS	TDC
3/11/99	PER CITY COMMENTS	TDC
4/9/99	PER CITY COMMENTS	TDC
10/26/99	TANK & PAD SIZE	DW
10/26/99	BUILDING FRONT & SIZE	DW
1/13/00	RELOCATE WATER TAP	SL/PRC

NOTES:
The Architect, Engineer, Surveyor, Planner, Landscape Architect, and Signage Designer are not responsible for the accuracy of the information provided by others. The user of this plan is advised to verify all information before construction. The user of this plan is advised to verify all information before construction. The user of this plan is advised to verify all information before construction.

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REVISED SQUARE FOOTAGE CS CS
SIGNAGE REVISION NOTE

DATE	DESCRIPTION	BY
3/2/99	PER CITY COMMENTS	TDG
3/11/99	PER CITY COMMENTS	TDG
4/8/99	PER CITY COMMENTS	TDG
10/28/99	TANK & PAD SIZE	DW
10/26/99	BUILDING FRONT & SIZE	DW
1/13/00	RELOCATE WATER TAP	SL/RK

NOTICE: This document, whether in hard copy, or in electronic form, is the property of the City of Farmers Branch, Texas. It is to be used for the project for which it was prepared. This document is not to be distributed or otherwise made available to any other person or entity without the written permission of the City of Farmers Branch, Texas. Any reproduction or use of this document without the written permission of the City of Farmers Branch, Texas, is prohibited. The City of Farmers Branch, Texas, shall not be liable for any damages, including consequential damages, arising from the use of this document. The City of Farmers Branch, Texas, shall not be liable for any damages, including consequential damages, arising from the use of this document. The City of Farmers Branch, Texas, shall not be liable for any damages, including consequential damages, arising from the use of this document.

SITE PLAN

TETCO STORE No. 613
13885 MIDWAY ROAD and SPRING VALLEY ROAD
FARMERS BRANCH, TEXAS

Exhibit 'A'

Sheet 3 of 13

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8400
9000
3F

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Exhibit 'A'

Sheet 4 of 13

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